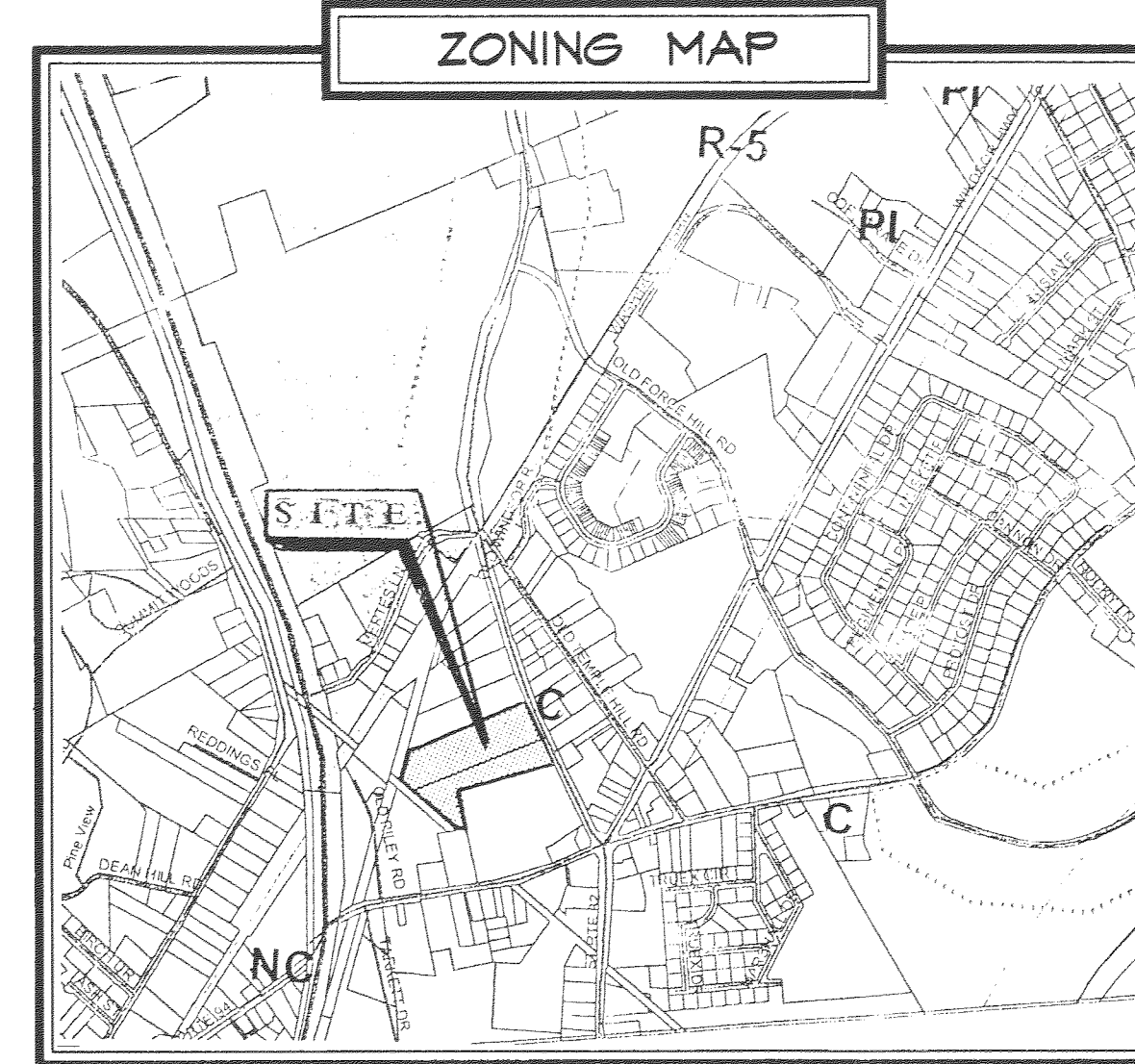
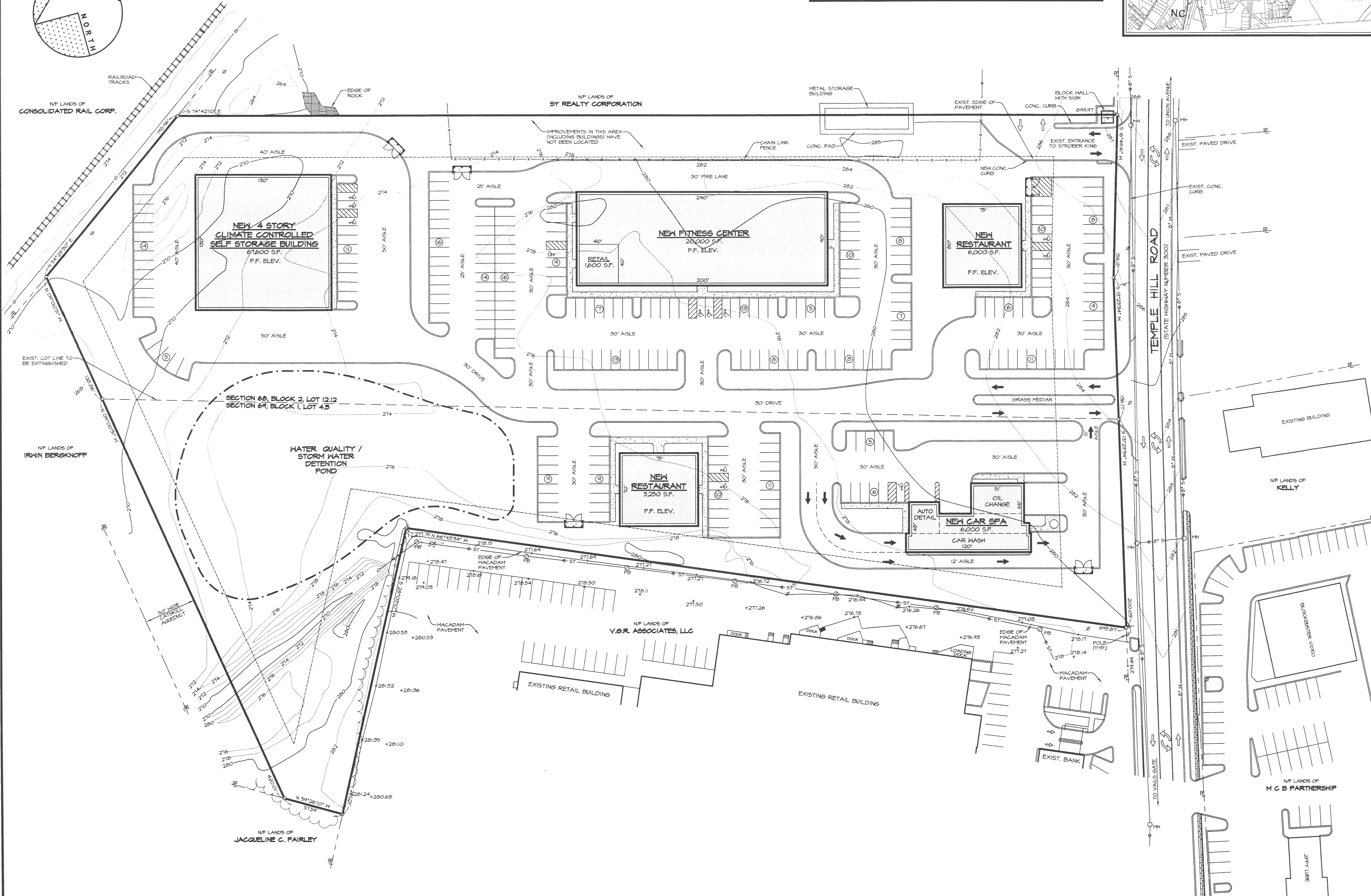


- NOTES**
1. ZONING DISTRICT: C-1 DESIGN SHOPPING
 2. RECORD OWNER: MCB PARTNERSHIP LLC
521 GREEN RIDGE ST.
SCRANTON, PA 18502
 3. RECORD APPLICANT: JERRY SABIN
498 TEMPLE HILL ROAD
NEW WINDSOR, NY 12553
 4. TOTAL PARCEL AREA: 10.42± ACRES
 5. TAX MAP DESIGNATION: SECTION 60, BLOCK 2, LOT 12/2 6.32± ACRES
SECTION 64, BLOCK 1, LOT 4.3 4.10± ACRES
10.42± ACRES
 6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
 7. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.): SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7462. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.

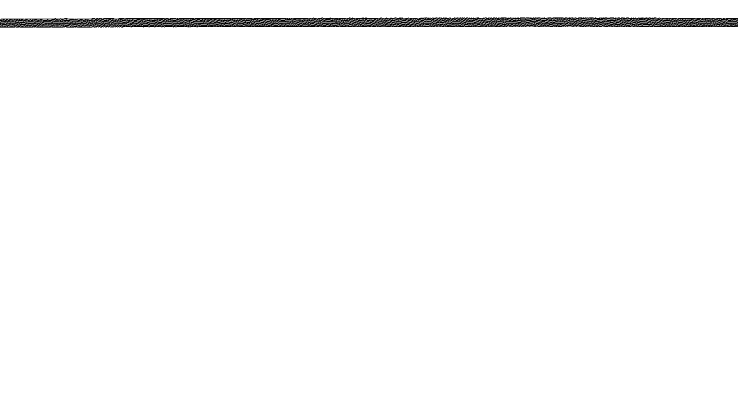


ZONING SCHEDULE		
ZONE: C-1 DESIGN SHOPPING		
BULK REGULATIONS OF C-1 ZONE - USE: A-1 - A-6		
B.4 - CAR WASH *		
BULK REGULATIONS: C-1 ZONE		
MIN. LOT AREA	40,000 S.F.	REQUIRED
MIN. LOT WIDTH	200 FT.	REQUIRED
MIN. FRONT YARD DEPTH	60 FT.	REQUIRED
MIN. SIDE YARD - ONE	30 FT.	REQUIRED
MIN. SIDE YARD - BOTH	70 FT.	REQUIRED
MIN. REAR YARD DEPTH	30 FT.	REQUIRED
REQUIRED STREET FRONTAGE	N/A	REQUIRED
MAX. BUILDING HEIGHT (27' / FT. OF DISTANCE TO NEAREST LOT LINE - 30 FT.)	30'-0"	REQUIRED
MAX. FLOOR AREA RATIO	0.50	REQUIRED
DEVELOPMENT COVERAGE	85 %	REQUIRED
* DENOTES A SPECIAL PERMIT REQUIRED FROM THE PLANNING BOARD		
OFF-STREET PARKING		
REQUIRED	PROVIDED	
LEASED PARCEL No. 1		
RESTAURANT		
1 SPACE PER 5 SEATS (200 SEATS / 1 SPACE PER 5 SEATS)	40 SPACES	44 SPACES
LEASED PARCEL No. 2		
FITNESS CENTER, FRATERNAL SOCIAL AND ANNUAL MEMBERSHIP GUILD		
1 SPACE FOR EACH 300 S.F. OF BUILDING AREA IN MEMBERSHIP USE, PLUS ADDITIONAL SPACES AS DETERMINED BY THE PLANNING BOARD FOR OTHER ACCESSORY OR PRINCIPAL USES (20,000 S.F. / 1 SPACE PER 300 S.F.)	61 SPACES	123 SPACES
LEASED PARCEL No. 3		
MINI-WAREHOUSE		
1 SPACE FOR EACH 10 UNITS (220 UNITS / 1 SPACE PER 10 UNITS) OUTDOOR STORAGE (1,600 S.F. / 1 SPACE PER 150 S.F.)	22 SPACES 8 SPACES 30 SPACES	22 SPACES 8 SPACES 30 SPACES
LEASED PARCEL No. 4		
RESTAURANT		
1 SPACE PER 5 SEATS (145 SEATS / 1 SPACE PER 5 SEATS)	34 SPACES	34 SPACES
LEASED PARCEL No. 5		
AUTOMOBILE CAR WASH FACILITY		
4 SPACES PLUS MINIMUM STACKING ROOM FOR 7 VEHICLES	4 SPACES	
VEHICLE SERVICE REPAIR ESTABLISHMENT		
4 SPACES PER SERVICE BAY (400 S.F. AREA OF VEHICLE REPAIR) PLUS 1 SPACE FOR EACH 300 S.F. OF FLOOR AREA OUTSIDE OF SERVICE AREA		
AUTO DETAIL		
2 SERVICE BAYS @ 4 SPACES PER BAY	8 SPACES	
OIL CHANGE		
4 SERVICE BAYS @ 4 SPACES PER BAY	16 SPACES	
AREA OUTSIDE OF SERVICE AREA		
1,600 S.F. / 1 SPACE PER 300 S.F.	6 SPACES 32 SPACES	11 SPACES
TOTAL NUMBER OF PARKING SPACES	214 SPACES	250 SPACES

LEGEND	
EXISTING	NEW
210 2' CONTOUR	210 2' CONTOUR
220 10' CONTOUR	220 10' CONTOUR
BOUNDARY	BOUNDARY
ADJ. PROPERTY LINE	ADJ. PROPERTY LINE
CATCH BASIN	CATCH BASIN No. 21
FLUSHING BASIN	FLUSHING BASIN No. 25
UTILITY POLE	VALVE
CHAIN LINK FENCE	HYDRANT
WOODED LINE	MASONRY RETAINING WALL
	POLE W/ LUMINAIRE



TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL



Shaw Engineering
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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Drawn By: J.R.J.	Drawing: CONCEPT SITE PLAN	1 OF 1
Checked By: G.J.S.	Project: RETAIL CENTER FOR SHEILA'S COMMERCIAL DEVELOPMENT	
Scale: 1"=40'	121 / 131 TEMPLE HILL ROAD TOWN OF NEW WINDSOR, N.Y.	Project No. 0806
Date: 1-28-2009		

ISSUE	REVISION	DATE

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